

## FREQUENTLY ASKED QUESTIONS

### 1. WHY DID I RECEIVE THIS NOTICE?

Washington State law requires the City to send a notice for this project (Revised Code of Washington (RCW) 36.70B.110). Notice is sent to all property owners within 300-feet of the proposal, or to anyone who has requested to be a “party of record” for the application, as per Mercer Island City Code (MICC) 19.15.020(E)(4)(a). The City sends the notices as neighbors may want to know about certain zoning applications that occur in the vicinity or may be aware of issues that affect the approval of an application.

### 2. IF I OBJECT TO THE APPLICATION, WILL IT BE DENIED?

There are criteria in the MICC for which the application is reviewed. If the proposal meets the criteria required by City Code, the City must approve the permit. Approval by the neighbors is not one of the criteria in the City Code. If you provide comment within the specified comment period, you will be a party of record and will have the ability to appeal the decision. Written comments should specifically address how the application does not meet one or more of the criteria listed in the Applicable Development Regulations. Most concerns can be addressed prior to issuance of the permit. It is the City’s goal to work with applicants and neighbors to resolve potential concerns.

### 3. WHAT ARE THE CRITERIA FOR APPROVAL OF A PERMIT?

The criteria for review of a permit are found within the Mercer Island City Code and are listed in the Applicable Development Regulations section of the bulletin. Here is a link to the City Code <http://www.codepublishing.com/WA/MercerIsland/>. Please feel free to call or email the staff contact listed on the front of the notice, and we will be happy to discuss the review process in more detail.

### 4. WILL THERE BE A PUBLIC HEARING ON THIS APPLICATION?

Public Hearings are only required for Discretionary Actions. For a list of Discretionary Actions, please refer to MICC 19.15.010(E). The public bulletin for each project will state under the Public Hearing section if a hearing is required.

### 5. I WANT TO ACCESS AND REVIEW SPECIFIC PROJECT DOCUMENTS.

Please click on the associated link under “Project Documents” on each Public Notice to access the folder with the project documents associated with the application. The project documents available through this link contain most, but may not contain all of the publicly available information for each project. For example, when a project is updated with a different project design, older designs may be removed from the public folder to avoid confusion. Each folder will be updated when there is a project revision.

### 6. I WANT TO LEARN MORE ABOUT SEPA.

#### What is SEPA?

SEPA is an acronym for the State Environmental Policy Act and is a review that is intended to act as a “safety net” in protecting the environment. Following SEPA review, the City must issue a determination of Significance, Non Significance, or a Mitigated Determination of Non Significance. Applicants for a SEPA review must complete a SEPA [checklist](#), and may need to prepare additional mitigation to avoid a “probable significant impact” to the environment.

**When is a project SEPA exempt?**

The state Department of Ecology establishes categorical exemptions to SEPA review, which are generally described here: [WAC 197-11-800](#). For example, a shoreline dock may be SEPA exempt if the dock was legally established and normal maintenance and repair is proposed. However, SEPA is required if the dock will expand or if a new dock is being built.

**Where can I find more information?**

Please check out the Washington State Department of Ecology SEPA [website](#) and the SEPA [handbook](#). Another useful page is the SEPA form templates found at <http://www.ecy.wa.gov/programs/sea/sepa/forms.htm>.

**7. WHO CAN I CONTACT TO GET MORE INFORMATION?**

The contact information for the planner assigned to each specific project is listed on the bottom of the first page of each notice. You can call or email the planner assigned to the project using the provided contact information. You can also call the “Planner helpline” for zoning related questions at 206-275-7729. Additional resources available on-line include:

<http://www.mercergov.org/>: Staff directory, city regulations, and additional information about permits

<http://www.mybuildingpermit.com>: Follow the status of a specific permit by address or permit number

[Mercer Island Map Portal](#): A tool to search for site-specific information

**8. I APPRECIATE RECEIVING THESE NOTICES. HOW DO I AUTOMATICALLY GET A COPY OF ALL PUBLIC NOTICE OF APPLICATIONS AND DECISIONS?**

Simply send us an e-mail a request and we will email a link to any future notice of applications and decisions that are published in the city’s Weekly Permit Bulletin. Currently, the request can be sent to [lauren.anderson@mercergov.org](mailto:lauren.anderson@mercergov.org).

# PUBLIC NOTICE OF APPLICATION



**NOTICE IS HEREBY GIVEN** that the City of Mercer Island has received the applications described below:

**File Nos.:** CAO17-005, DEV17-009, ADU17-003, SHL17-007, SUB17-004

**Description of Request:** The applicant has applied for land use applications associated with the construction of a new single family dwelling with an Accessory Dwelling Unit (ADU), the construction of a new driveway and a retaining wall that will require alteration of a steep slope, and an increase in lot coverage (impervious surface).

A Critical Areas Determination is required to alter the steep slope for the construction of a driveway and shoring/retaining wall.

An Impervious Surface Deviation is required to authorize an additional 5% lot coverage (total of 35%) for the proposed single family residence, ADU, and associated lot improvements.

An Accessory Dwelling Unit Permit is required for the construction of a detached ADU with a total gross floor area of 810 square feet (excluding the garage area). The proposed development of the new single family home and ADU is near the shoreline, however the project is Shoreline Exempt per WAC 173-27-040(2)(g).

A Shoreline Exemption Permit is required for the construction of the new single family home, ADU and associated site development landward of the Ordinary High Water Mark (OHWM) and is exempt per WAC 173-27-040(2)(g).

A Lot Line Consolidation is required for the consolidation of the two lots (3623500275 and 3623500274).

**Applicant:** David Jaffe (Demetriou Architects)

**Owner:** The Lady Bug Trust

**Location of Property:** 3675 West Mercer Way, Mercer Island, WA, 98040;  
Identified by King County Assessor tax parcel number: 3623500273,  
3623500274, 3623500275

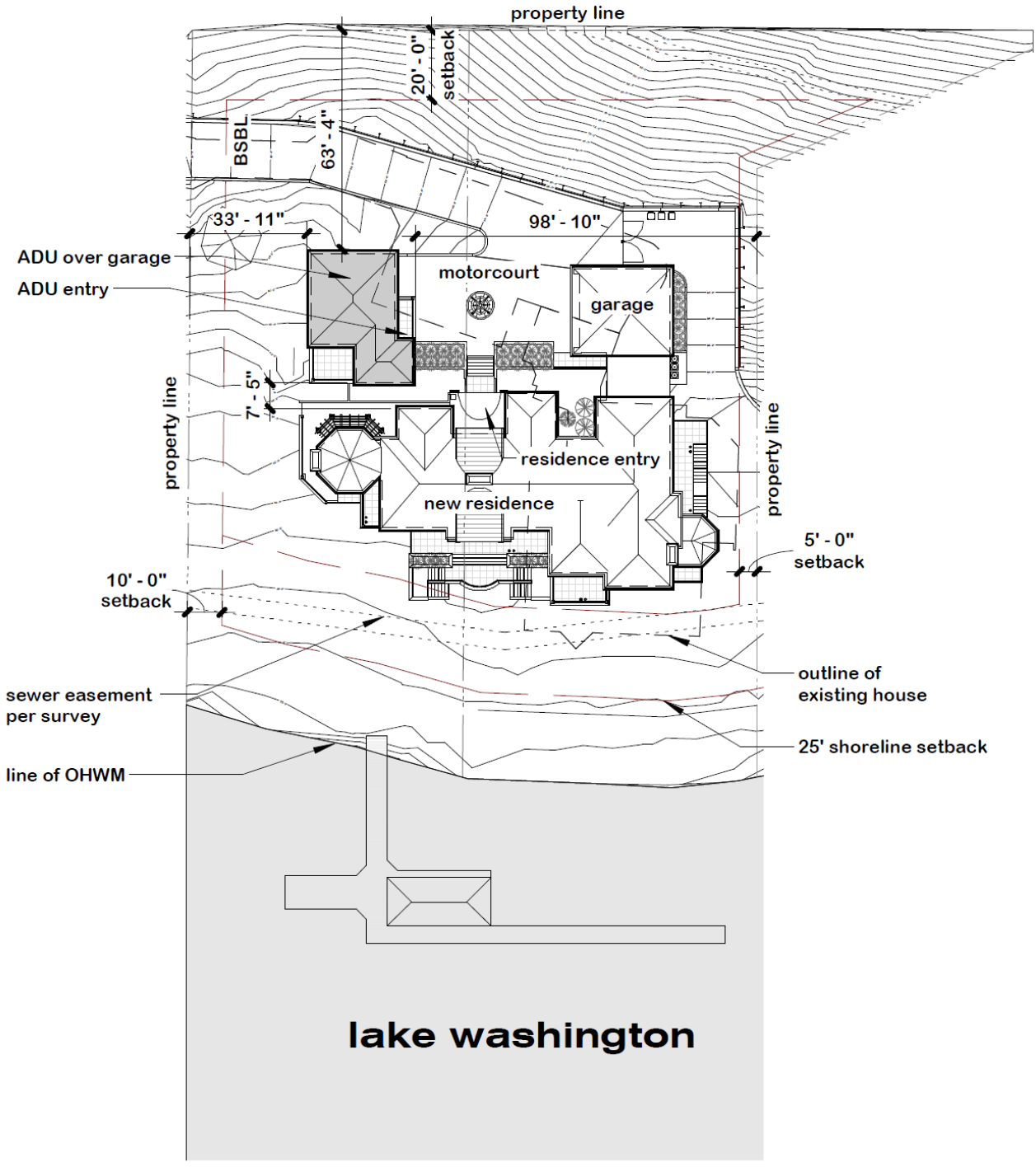
<b>SEPA Compliance:</b>	The proposal is categorically exempt from SEPA review per WAC 197-11-800 (6)(e).
<b>Project Documents:</b>	Please follow this file path and click on each Land Use Application to access the associated documents for this project: <a href="https://mieplan.mercergov.org/public/Lady Bug Trust Consolidated Review/">https://mieplan.mercergov.org/public/Lady Bug Trust Consolidated Review/</a>
<b>Written Comments:</b>	<b>This may be the only opportunity to comment on the environmental impacts of the proposal.</b> Written comments on this proposal may be submitted to the City of Mercer Island <b>on or before Tuesday May 30, 2017 at 5:00 p.m.</b> either in person or mailed to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732. Anyone may comment on the application, receive notice, and request a copy of the decision once made. Only those persons who submit written comments <b>on or before Tuesday May 30, 2017 at 5:00 p.m.</b> will be parties of record; and only parties of record will receive a notice of the decision and have the right to appeal. Please email <a href="mailto:lauren.anderson@mercergov.org">lauren.anderson@mercergov.org</a> if you would like to review the application and associated materials.
<b>Public Hearing and Public Meeting:</b>	Pursuant to MICC 19.15.010(E) and MICC 19.15.020(F)(1), a public hearing is not required for this proposal.
<b>Applicable Development Regulations:</b>	Applications for a Critical Areas Determination, Deviation, and Accessory Dwelling Unit are Administrative Actions pursuant to Mercer Island City Code (MICC) 19.15.010(E). Processing requirements for Administrative Actions are further detailed in MICC 19.15.020. The Critical Areas Determination procedures are contained in MICC 19.07 Environment (19.07.050) and MICC 19.16 definitions (“critical area determination” and “steep slope”). The Impervious Surface Deviation procedures are contained in MICC 19.02 Residential (19.02.020) and MICC 19.09 Property Development (19.09.100). The Accessory Dwelling Unit procedures are contained in MICC 19.02 Residential (19.02.030). The project is being reviewed as a consolidated permit, pursuant to Chapter 19.15 MICC.
<b>Other Associated Permits:</b>	SHL17-009 (SEP17-011) a Substantial Development Permit for a dock expansion and a future building permit is anticipated.
<b>Studies and/or Environmental Documents Requested:</b>	A Geotechnical Report has been submitted for review.

**Application  
Process  
Information:**

Date of Application: April 25, 2017  
Determined to Be Complete: May 10, 2017  
Bulletin Notice: May 15, 2017  
Date Mailed: May 15, 2017  
Date Posted on Site: May 15, 2017  
Comment Period Ends: 5:00PM on May 30, 2017

The application on file for this matter is available for review at the City of Mercer Island, Development Services Group, 9611 SE 36<sup>th</sup> Street, Mercer Island, Washington. Written comments and/or requests for additional information should be referred to:

Lauren Anderson, Assistant Planner  
Development Services Group  
City of Mercer Island  
9611 SE 36th Street  
Mercer Island, WA 98040  
(206) 275-7704  
[Lauren.Anderson@mercergov.org](mailto:Lauren.Anderson@mercergov.org)



**1** ADU site plan  
1" = 40'-0"

Sheet Number:  
**SK-02**

Sheet Title: **ADU site plan**  
Scale: 1" = 40'-0"

Drawn by: <b>daj</b>	Revision No:	<b>Ogden Point</b> 503.01
Issued: <b>04/18/17</b>	Revised:	

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*Architects* s PLLC